

March 6, 2017, Item # 7



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7511
www.westhartford.org

RECEIVED

JAN 20 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT

Date 1/20/2017

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split

☒ Special Use Permit

☐ Site Plan

☐ Lot Line Revisions

☐ Subdivision

☐ Building Line

1062-R5-17

File # _____ Application Fee _____ Surcharge Fee _____ Affidavit Fee _____

Street Address 1700 Asylum Avenue, West Hartford, CT 06107

Lot or Parcel # _____ Acreage/Lot Area _____ Zone _____

Applicant's Interest in Property: Athletic field improvement on behalf of W.H. Little League

Brief Description of Proposed Activity: Addition of athletic field lights on Field #1 - an amendment to SUP #1062 for path lighting

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

University of Connecticut
Record Owner's Name

1700 Asylum Avenue
Street

West Hartford CT 06107
City State Zip

N/A
Telephone #

Department of Leisure Services Town of West Hartford
Applicant's Name

50 South Main Street
Street

West Hartford CT 06107
City State Zip

860-561-7510
Telephone #

Contact Person:

Marc Blanchard, Manager
Name

50 South Main Street
Street

West Hartford CT 06107
City State Zip

860-561-7510
Telephone #

mblanchard@westhartfordct.gov
E-Mail

Deleen Dumontico
Applicant's Signature

[Signature]
Signature of Owner/Authorized Agent

SCOTT B. FRANKLIN & ASSOCIATES

68 South Main Street
West Hartford, CT 06107

ATTORNEYS AT LAW

Phone (860) 561-4832
Fax (860) 521-5560
franklinlaw.net

January 20, 2017

Mr. Kevin M. Ahern, Chair
West Hartford Town Plan and Zoning Commission
50 South Main Street
West Hartford, CT 06107

RE: West Hartford Little League Complex/Corner of Trout Brook Drive and
Asylum Avenue



Dear Mr. Ahern:

I am the President Emeritis of the West Hartford Little League.

Last year, the West Hartford Little League, through the Town of West Hartford, filed an application for approval of lights on the major league field which is located furthest from Asylum Avenue and closest to the University of Connecticut branch parking lot.

Included in the plan was the installation of path lighting from the major league field to Asylum Avenue.

After much thought, the West Hartford Little League would prefer to discourage persons attending evening baseball games from crossing Asylum Avenue and gaining access to the lighted major league field from the path which leads from Asylum Avenue.

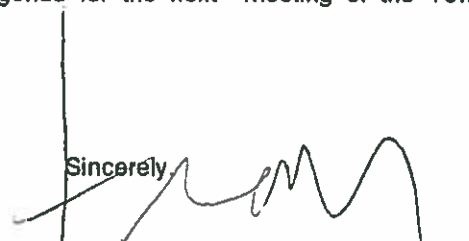
The West Hartford Little League believes that it would be better for all of the players, families and fans to access the lighted field from the University of Connecticut branch parking lot rather than from Asylum Avenue.

Accordingly, the West Hartford Little League, through the Town of West Hartford, would like the zoning approval amended to delete the requirement for the pathway to be lighted from Asylum Avenue to the lighted major league field.

However, after the lights are installed and are operational, we reserve the right to come back to your commission to revisit this matter if we discover that, notwithstanding the elimination of the lights on the path, a significant number of families still are attempting to access the lighted field from Asylum Avenue.

Please put this mater on your agenda for the next meeting of the Town Plan and Zoning Commission.

Sincerely,



Scott B. Franklin, President Emeritis
West Hartford Little League

Todd Dumais

From: Scott Franklin <sbf@franklinlaw.net>
Sent: Friday, January 27, 2017 5:49 PM
To: Todd Dumais
Cc: jgiangreco@comcast.net; Ronit Shoham; Scott Franklin
Subject: WHLL Lighting
Attachments: Pathway Lighting Plan WHLL.pdf

Hi Todd:

I'm sorry for the delay in getting back to you.

Attached to this email is a copy of the proposed path lighting plan section which was part of the plan set for the overall lighting of the Little League major league field.

Please note that our application is to light the pathway from the bridge to the concession stand. Therefore, the pathway section on the left-hand side of the attached plan would not be lit at this time, only the x'd out area on the right hand side.

I would appreciate it if you would sent me a copy of the agenda for the upcoming TPZ meeting.

Please let me know if you have any questions.

Scott

Scott B. Franklin, Esq.
Scott B. Franklin & Associates
68 South Main St.
West Hartford, CT 06107
tel. 860-561-4832
fax 860-521-5560

At Scott B. Franklin & Associates we can help you with:

Wills and Trusts (Including Special Needs Trusts)

Living Wills and Powers of Attorney

Probate

Guardian Appointments

General Business Law and

Real Estate Law



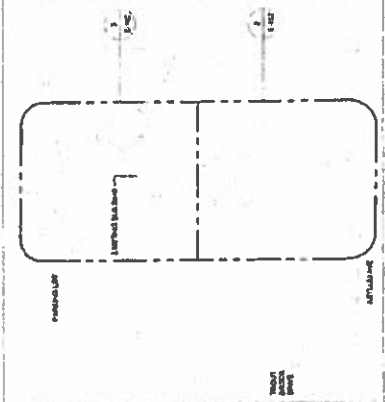
10

PROPOSED ELECTRICAL PATH LIGHTING WITH LIGHTING CALCULATIONS

PROPOSED ELECTRICAL PATH LIGHTING WITH LIGHTING CALCULATIONS

DATE	13 JAN 2004
NAME	AD HOTTIS
STATUS	00
CLASS	00
UNIT	00
DATE	13 JAN 2004
NAME	AD HOTTIS
STATUS	00
CLASS	00
UNIT	00

E-102



6-163



PROPOSED PATH LIGHTING PLAN SECTION
SCALE 1"=20'



1.02 PROPOSED PATH LIGHTING PLAN SECTION
SCALE 1" = 30' 0"

- ## ELECTRICAL NOTES

[illegible]

**TOWN PLAN AND ZONING
COMMISSION**

Filing Information Required by P.A. 75-317

TOWN OF WEST HARTFORD

Doc ID: 005825820002 Type: LAN

SPECIAL USE PERMIT:

#1062-R4-16

BK 4989 PG 541-542

NAME OF RECORD OWNER:

Town of West Hartford

STREET ADDRESS OF PROPERTY:

1700 Asylum Avenue

DEED REFERENCE - VOLUME:

PAGE:

ZONE: R-10

ORDINANCE: 177

SECTION: 42A (5a & 5b)

DATE APPROVED: May 2, 2016

EFFECTIVE DATE: May 20, 2016

LEGAL NOTICE OF ACTION PUBLISHED:

May 5, 2016

DESCRIPTION OF ACTION:

1700 Asylum Avenue- Application (SUP # 1062-R4-16) of the Town of West Hartford (Marc Blanchard, Human and Leisure Services Department), seeking approval for a Special Use Permit to install four (4) permanent athletic field light structures at the little league field located the furthest from the intersection of Asylum Avenue and Trout Brook Drive. Lighting is programmed to shut off automatically at 9:30 p.m. with security lighting remaining on and automatically shutting off at 10:00 p.m. (Submitted for TPZ receipt on March 7, 2016; due to the lack of a quorum, meeting adjourned to April 4, 2016 for receipt. Required public hearing scheduled for May 2, 2016.)

CONDITIONS:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. The applicant shall comply with the operational restrictions for lighting and sound submitted as part of the application.



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An Equal Opportunity/Affirmative Action Employer

3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ after one full season of operation of the lights or by May of 2018 whichever is sooner for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified

The motion was approved unanimously (5-0).

DESCRIPTION OF PROPERTY: (May be Attached)
See Deed Reference

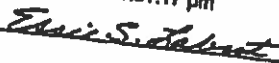
TOWN PLAN AND ZONING COMMISSION


Secretary, Todd Dumais

5/20/16
Date

File:U:SharedDoc/TPZ/SUP-LegalDoc/1062-R4-16 (1700 Asylum Avenue)

Received for Record at West Hartford, CT
On 06/01/2016 At 1:31:17 pm



TOWN OF WEST HARTFORD



SPECIAL USE PERMIT:

#1062-R4-16

NAME OF RECORD OWNER:

Town of West Hartford

STREET ADDRESS OF PROPERTY:

1700 Asylum Avenue

DEED REFERENCE - VOLUME:

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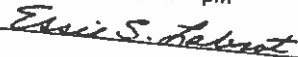
Secretary, Todd Dumais

5/20/16

Date

File:U:SharedDoc/TPZ/SUP-LegalDoc/#1062-R4-16 (1700 Asylum Avenue)

Received for Record at West Hartford, CT
On 06/01/2016 At 1:31:17 pm



From 2016 SUP Approval Operational Statement

See condition #2 of filed SUP

Use Policy

In 2015, WHLL hosted 148 games on the three fields located at the UConn complex (51 on the UConn 1 – Majors field). All weekday games were played between the hours of 5:30 p.m. – 7:30 p.m. (one game on each field starting at 5:30 p.m.). Weekend games were played between the hours of 12:30 p.m. – 7:30 p.m. (three games on each field – each starting at 12:30 p.m., 3 p.m., and 5:30 p.m.).

Proposed use for spring, summer, and fall seasons

The West Hartford Little League has three (3) seasons of play, spring, summer and fall.

The spring season (which runs from the end of April through mid-June) consists of approximately 7 weeks of regular season games and 1 week of playoff games, which primarily take place on weekends.

The summer season (which runs from late-June through early August) consists of approximately 6 weeks of regular season games played on weekdays and evenings, and weekend days, with the potential of an additional 1 to 2 weeks to accommodate playoff and/or State of Connecticut Little League championship tournament games.

The fall season (which runs from mid-September through the end of October) consists of approximately 6 weeks of games, which take place only on weekends.

Based on experience and use patterns at other town facilities, a set of parameters has been developed regarding use of lights. The following times have been proposed: Weekday (Sunday-Thursday) use will be limited to no later than 9pm and Weekend (Friday and Saturday) use to no later than 9:30pm.

Safety Lighting

* Security lighting designed for safety and security will be used during the same lighting hours as the above mentioned game times and for appropriate times thereafter to assure safety and security of players and spectators leaving the field after games. Safety lighting will illuminate the ground between UConn 1 – Majors field and the concession building along the first base side of the field. Safety lighting will also illuminate the walkway on the third base side of the major league field as well as the bridge and path connecting the sports complex to the existing University of Connecticut Parking lot. In addition, safety lighting will be installed along the walkway from the Concession area to Asylum Avenue.

Lighting will have a key that enables coaches and select WHLL representatives to turn off, however, the lights will be programmed to shut off automatically at 9:30 p.m. with security lighting remaining on and automatically shutting off at 10:00 p.m.

Restrictions on Sound

The use of the sound system during lighted games will be limited to the duration of the games and, in all circumstances. No loud music will be played through a sound system at any time during lighted games or practices. The public address system will not be used at all for practices.

Parking

All parking will be at the University of Connecticut lighted parking lot on the east side of Trout Brook Drive. There are ample parking spaces to accommodate the expected use. The same parking lot has been used for several years on West Hartford Little League Opening Day and on Championship Day when hundreds of West Hartford families attend Little League events.

Forwarded on 2/1/17 to: M. Blanchard
H. Rubino-Turzo
T. Dumais
C. Dorau

Brittany Bermingham

From: Tracey Gove
Sent: Wednesday, February 01, 2017 2:41 PM
To: Brittany Bermingham; Brian Pudlik; Mike Sinsigalli; Bob Proctor; Aimee Eberly
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Review- SUP Applications

I do not believe we've had any issues/concerns brought to us. I did a quick check and nothing jumped out. So, I feel comfortable saying there are no PD concerns.

From: Brittany Bermingham
Sent: Wednesday, February 1, 2017 10:49 AM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Review- SUP Applications

Hello,

Three (3) Special Use Permit applications were submitted to our office and will be scheduled for public hearing next month.

- 1700 Asylum Avenue, SUP #1062-R5-17
- 110 Beechwood Road, SUP #1229-R2-17
- 975 North Main Street, SUP #1230-R3-17

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Friday, February 10, 2017.

If you do not have any comment on the items, please reply back saying that you do not have any comments.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Services: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Forwarded on 2/1/17 to: H. Rubinc-Tureo
M. Blanchard
T. Dumais
C. Dorau

Brittany Bermingham

From: Brian Pudlik
Sent: Wednesday, February 01, 2017 1:19 PM
To: Brittany Bermingham; Tracey Gove; Mike Sinsigalli; Bob Proctor; Aimee Eberly
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Review- SUP Applications

All,

I have no comments for the applications on 1700 Asylum or 975 North Main.

Regarding the application for 110 Beechwood Road, there was an issue raised in November of 2016 from the homeowner of 88 Beechwood related to the volume of the public address system. After speaking with Athletic Director Jason Siegal, it was determined that a sound engineer would need to be retained to assess whether adjustments to the angle and volume of the speakers would sufficiently mitigate the resident's concerns. Mr. Siegal indicated that this evaluation would take place in the spring prior to the start of outdoor athletics. This is the only complaint that I have received regarding the use of the athletic field at Conard High.

Please let me know if any additional information is necessary.

Sincerely,

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Please note the updated email address: Brian.Pudlik@WestHartfordCT.gov

From: Brittany Bermingham
Sent: Wednesday, February 01, 2017 10:49 AM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
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Forwarded on 2/11/17.
H. Rubino - Turgo
M. Blanchard
T. Dumais
C. Doran

Brittany Bermingham

From: Mike Sinsigalli
Sent: Thursday, February 02, 2017 10:40 AM
To: Brittany Bermingham; Brian Pudlik; Tracey Gove; Bob Proctor; Aimee Eberly
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Review- SUP Applications

Brittany,
Athletic Field Lighting has no impact on fire operations. We have no issues.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
Follow Us

From: Brittany Bermingham
Sent: Wednesday, February 01, 2017 10:49 AM
To: Brian Pudlik; Tracey Gove; Mike Sinsigalli; Bob Proctor; Aimee Eberly
Cc: Todd Dumais; Catherine Dorau
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Brittany A. Bermingham
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Department of Community Services: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

2/6/17 C. T. HEN RUDINO-1420

T. Dumais
B. Bermingham
S. Franklin

Catherine Dorau

From: Bob Proctor
Sent: Monday, February 06, 2017 9:14 AM
To: Catherine Dorau
Cc: Brittany Bermingham; Todd Dumais; Aimee Eberly
Subject: Lighting at 1700 Asylum Ave. SUP #1062-R5-17, 110 Beechwood Rd. SUP #1229-R2-17 & 975 North Main, SUP #1230-R3-17

Cathy,

The narratives and plan sets for the above subject locations (W. Htfd. Little league, Conard High School & Hall High School) have been reviewed and we have no issues with the lighting proposals.

Bob Proctor, RS
West Hartford Bloomfield Health District
2-6-17



Office of the Executive Vice President for
Administration and Chief Financial Officer
Scott A. Jordan
Executive Vice President
for Administration
and Chief Financial Officer

December 9, 2015

Town of West Hartford
50 South Main Street
West Hartford, CT 06107

Re: Application of the Town of West Hartford and the West Hartford Little League seeking an amendment to a Special Use Permit for installation of permanent athletic field lighting

To Whom it May Concern:

It is our understanding that the Town of West Hartford (the "Town") and the West Hartford Little League (the "League") will be submitting an application seeking an amendment to a Special Use Permit for the purpose of installing permanent athletic lighting at the baseball field located furthest from Asylum Avenue on the east side of Trout Brook Drive.

As the owner of the property on which the baseball field is located, the University of Connecticut hereby authorizes the Town (as the University's ground tenant) and the League to submit any and all land use applications to the various agencies of the Town which may be necessary for the installation of the baseball field lighting. Specifically, the undersigned executes this authorization for the sole purpose of facilitating the filing of the applications under Town ordinances as they may apply to the ballfields.

A photocopy of this authorization shall be considered as effective and valid as the original.

Sincerely,

Scott A. Jordan